



*Please turn off cell phones, beepers and any other auditory devices while meeting is in session. Thank you.*

**CLARK COUNTY PLANNING COMMISSION  
PUBLIC HEARING**

**PLEASE NOTE: HEARING LOCATION CHANGE**

**THURSDAY, AUGUST 21, 2003**

**6:30 P.M. - PUBLIC HEARING  
CLARK PUD COMMUNITY ROOM  
8600 NE 117<sup>TH</sup> AVENUE  
VANCOUVER, WASHINGTON**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL & INTRODUCTION OF GUESTS**
- III. GENERAL & NEW BUSINESS**
  - A. Approval of Agenda for August 21, 2003
  - B. Approval of Minutes of June 12 & June 19, 2003
  - C. Communications from the Public
- IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:**
  - A. Docket 2003-063: AMEND CLARK COUNTY CODE 13.51, PRIORITY HABITATS AND SPECIES MAPPING.**

Revisions to priority habitats and species mapping are periodically generated by the Washington Department of Fish and Wildlife (WDF&W) and are adopted by reference under the Habitat Conservation Ordinance (CCC 13.51.050(2)(c)) through the Docket process. This mapping revision involves the removal of the large species area currently in place over most of eastern Clark County. The

deletion of the species area reflects a statewide policy shift regarding the management of deer in this area. The WDF&W will not map high deer density areas anymore. Instead, mapping will be focused on critical fawning grounds or winter yarding areas.

**Staff Contacts: David Howe, (360) 397-2375, Ext. 4598 or Sandra Towne, (360) 397-2375, Ext. 4544**

**B. ADOPT A NEW CLARK COUNTY UNIFIED DEVELOPMENT CODE PROPOSED TO BE CCC TITLE 40:**

Clark County began a process in October 2001 to restructure the Clark County development code. The goal of the project is to make the development code easier to use by putting all county development and environmental regulations into one document. This document is proposed to be the new CCC Title 40 Unified Development Code. In addition to the re-organization, part of this process has been a code 'clean-up' that involved 1) using a consistent format wherever possible; 2) correcting typographical errors and misreferences; and 3) using consistent terminology throughout the document. Some new language has been added that codifies current county practice, but the overall objective has been not to change anything of substance in the code.

The draft ordinance is available on the county's web page at [www.clark.wa.gov](http://www.clark.wa.gov) under Community Development/Long Range Planning/ Code Restructuring Project. Copies of the draft are also available on CD for \$5 in Customer Service, 1300 Franklin Street, 1st Floor, Vancouver, Washington.

**Staff Contact: Gordy Euler, (360) 397-2375, Ext. 4968.**

**C. AMEND CLARK COUNTY'S HOME OCCUPATION ORDINANCE:**

The Board of County Commissioners (BOCC) appointed a task force in April 2002 to study the issue of the use of rural properties for home occupation business activities. The task force met between July 2002 and April 2003, and developed a draft ordinance to regulate rural home occupations. County staff has modified the task force recommendation to include urban home occupations and to address other policy and legal issues. The ordinance, if adopted, would replace current home occupation standards in CCC 18.406.020(I). This hearing will be to consider the proposed ordinance.

The draft ordinance consists of: a statement of purpose; a section on applicability and exemptions; a definitions section; and sections on development and performance standards. The draft ordinance is available on the county's web page at [www.clark.wa.gov](http://www.clark.wa.gov). Copies of the draft are also available at Clark County Community Development, Long Range Planning, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington.

**Staff Contact: Gordy Euler, (360) 397-2375, Ext. 4968.**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION**

**VIII. ADJOURNMENT**

**SUBMISSION OF WRITTEN TESTIMONY:**

*If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).*

**E-MAIL TESTIMONY:**

*Testimony can be e-mailed to the Planning Department at the following e-mail address: [sonja.wiser@clark.wa.gov](mailto:sonja.wiser@clark.wa.gov) PLEASE NOTE: All e-mails need to be received by **12:00 noon** the day of the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record.*

**FAXED TESTIMONY:**

*Testimony can be faxed to the Planning Department at **759-6278**, attn: Sonja Wiser. All correspondence should be faxed **by 12:00 noon** the day of the public hearing in order to give staff adequate time for xeroxing and distribution.*

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*In order to accommodate persons with physical impairments, please notify Clark County Planning of any special physical or language accommodations you may need as far in advance of meeting date as possible. Assistive listening devices are available for the deaf, hard of hearing and general public use. To request these arrangements, please contact Sonja Wiser at 397-2375, Ext. 4105.*

**HEARING COVERAGE:**

*Coverage of this evening's hearing is being taped on Clark/Vancouver television Channel 23 on the Comcast Cable television system. For replay dates and times, please check your local guide.*